084.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	615,200 / 615,200
					USE VALUE:	615,200 / 615,200
					ASSESSED:	615,200 / 615,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		ORIENT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRENNER JODY A & KURT G
Owner 2:	
Owner 3:	
Street 1:	52 ORIENT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SMITH TERYL A -
Owner 2:	-
Street 1:	52 ORIENT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Wood Shingle Exterior and 1164 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	216,200		399,000	615,200
Total Card	0.138	216,200		399,000	615,200
Total Parcel	0.138	216,200		399,000	615,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 528.52 | /Parcel: 528.5

Legal Description

User Acct

52935

GIS Ref

GIS Ref

Insp Date

07/12/19

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 084.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	216,300	0	6,000.	399,000	615,300	615,300	Year End Roll	12/18/2019
2019	101	FV	195,100	0	6,000.	393,300	588,400	588,400	Year End Roll	1/3/2019
2018	101	FV	195,100	0	6,000.	302,100	497,200	497,200	Year End Roll	12/20/2017
2017	101	FV	195,100	0	6,000.	285,000	480,100	480,100	Year End Roll	1/3/2017
2016	101	FV	195,100	0	6,000.	262,200	457,300	457,300	Year End	1/4/2016
2015	101	FV	184,300	0	6,000.	245,100	429,400	429,400	Year End Roll	12/11/2014
2014	101	FV	184,300	0	6,000.	225,700	410,000	410,000	Year End Roll	12/16/2013
2013	101	FV	184,300	0	6,000.	225,700	410,000	410,000		12/13/2012

!6863!

PRINT

Date	Time
12/10/20	21:34:05

LAST REV

Date	Time
12/26/19	14:53:14

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6863

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH TERYL A,	73173-18	1	8/26/2019		585,000	No	No		
BURNS GARY A	30616-453		9/1/1999		226,000	No	No		
	16071-531		3/1/1985		65,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2019	1458	Re-Roof	6,600					
12/3/2014	1650	Manual	3,200					Blown in cellulose
4/26/2006	314	Redo Bat	5,000			G8	GR FY08	
6/16/2000	464	Wood Dec	7,000	C				16X22 WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2019	Meas/Inspect	DGM	D Mann
10/26/2018	MEAS&NOTICE	HS	Hanne S
11/21/2008	Meas/Inspect	345	PATRIOT
5/17/2006	Permit Visit	BR	B Rossignol
3/7/2000	Inspected	276	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	52935
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	0.95	6			Topo	-5					399,000						399,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	399,000	Spl Credit		Total:	399,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	62600
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	313281
Depreciation:	97117
Depreciated Total:	216164

COMMENTS

OF= LAUNDRY SINK & TOILET IN BMT. GAS LOG STOVE IN DINNING RM..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

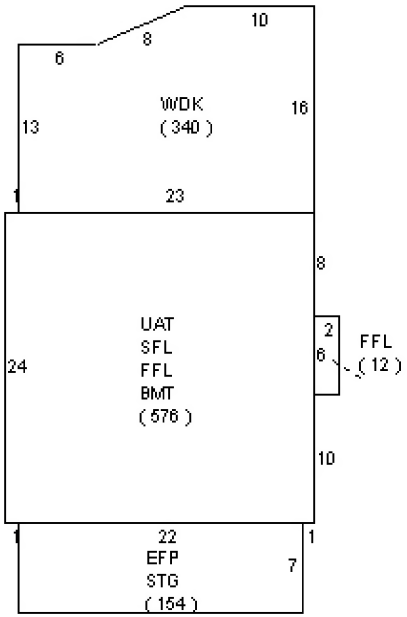
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.99
Special Features:	0	Val/Su Net:	85.39
Final Total:	216200	Val/Su SzAd	185.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	588	171.990	101,130
BMT	Basement	576	51.600	29,720
SFL	Second Floor	576	171.990	99,066
WDK	Deck	340	8.760	2,979
EFP	Enclos Porch	154	44.010	6,777
STG	Storage	154	7.150	1,102
UAT	Upper Attic	144	68.800	9,907
	Net Sketched Area:	2,532	Total:	250,681
Size Ad	1164	Gross Are	2964	FinArea 1164

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

084.0-0004-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	